

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Commissioner _____

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF FIVE (5) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0105, 0205, 0206, 0403, AND 0404, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$24,900.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER MATT KUHN.

WHEREAS, Shelby County has acquired FIVE (5) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0105, 0205, 0206, 0403 and 0404, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said FIVE (5) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned FIVE (5) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0105, 0205, 0206, 0403 and 0404, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$24,900.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

A C Wharton, Jr., County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of FIVE (5) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0105, 0205, 0206, 0403 and 0404. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these FIVE (5) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

Quit Claim Deeds

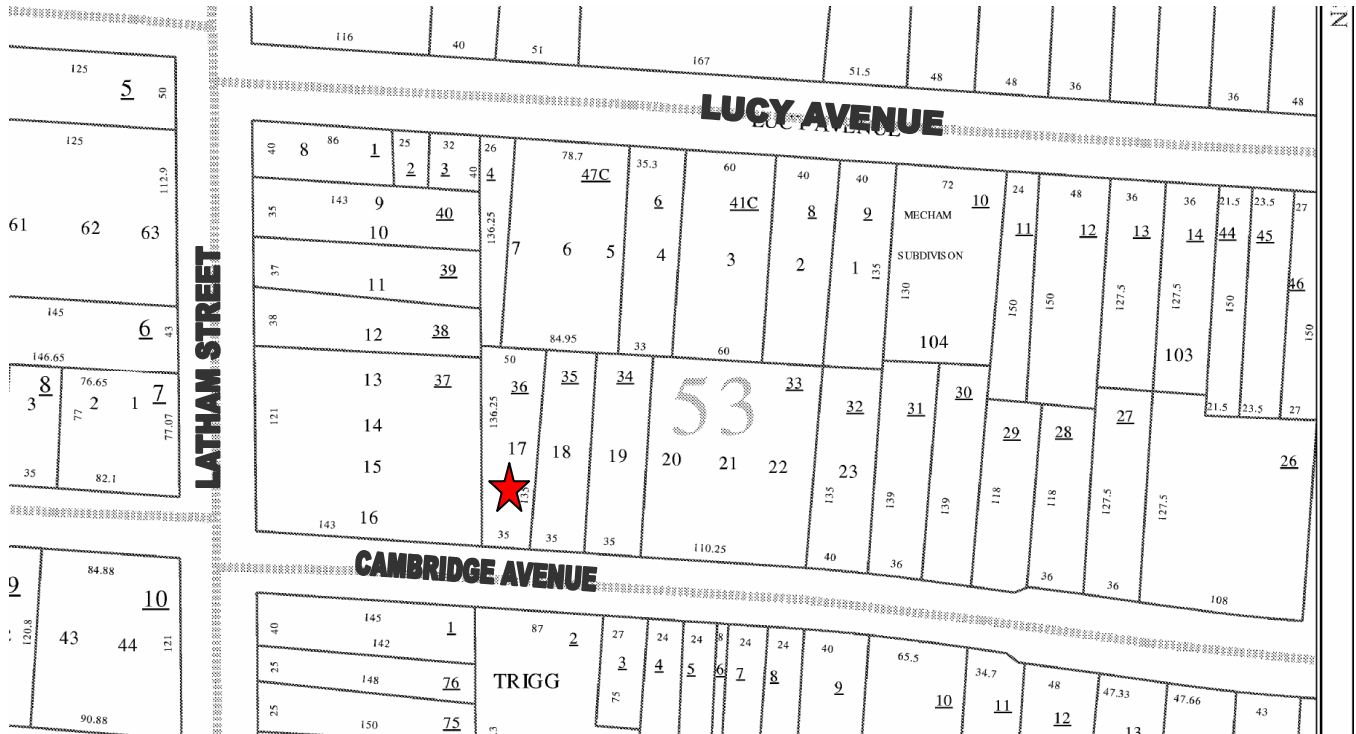
IV. Additional Information Relevant to Approval of this Item

EXHIBIT "A"									
Exhibit #	Tax Sale	WBP	Address Lot Size	Zoning Code	Total Taxes And Fees	Purchaser	Evaluation	Sales Price	Planned Use
744	0206	013053000000360	316 Cambridge Ave. 35' x 136'	R-MM	\$6,049.32	Joyce A. Flowers and Fredrick Harris	\$5,000.00	\$4,000.00 House	Investment Property
1197	0404	021040000000090	931 Lewis St. 33' x 150'	R-D	\$3,911.22	Anita Holloway	\$5,000.00	\$5,000.00 House	Investment Property
6254	0105	033002000000340	(Rear) 2385 Parkway Place 58'/60.23' x 14.76'/30.98'	R-D	\$1,329.51	Walter L. Allen, Jr. & Lynn C. Allen	\$400.00	\$400.00 Vacant Lot	Expand Property Size
8569	0205	050016000000070	365 Outer Parkway 44' x 95'	C-L	\$35,089.37	North American REO Holdings	\$15,000.00	\$12,000.00 Comm. Building	Investment Property
9104	0403	058100000000550	4088 E. Mallory Ave. 50' x 311'	RS-6	\$9,620.99	Dennis Suttle	\$4,000.00	\$3,500.00 House	Investment Property

5 Properties

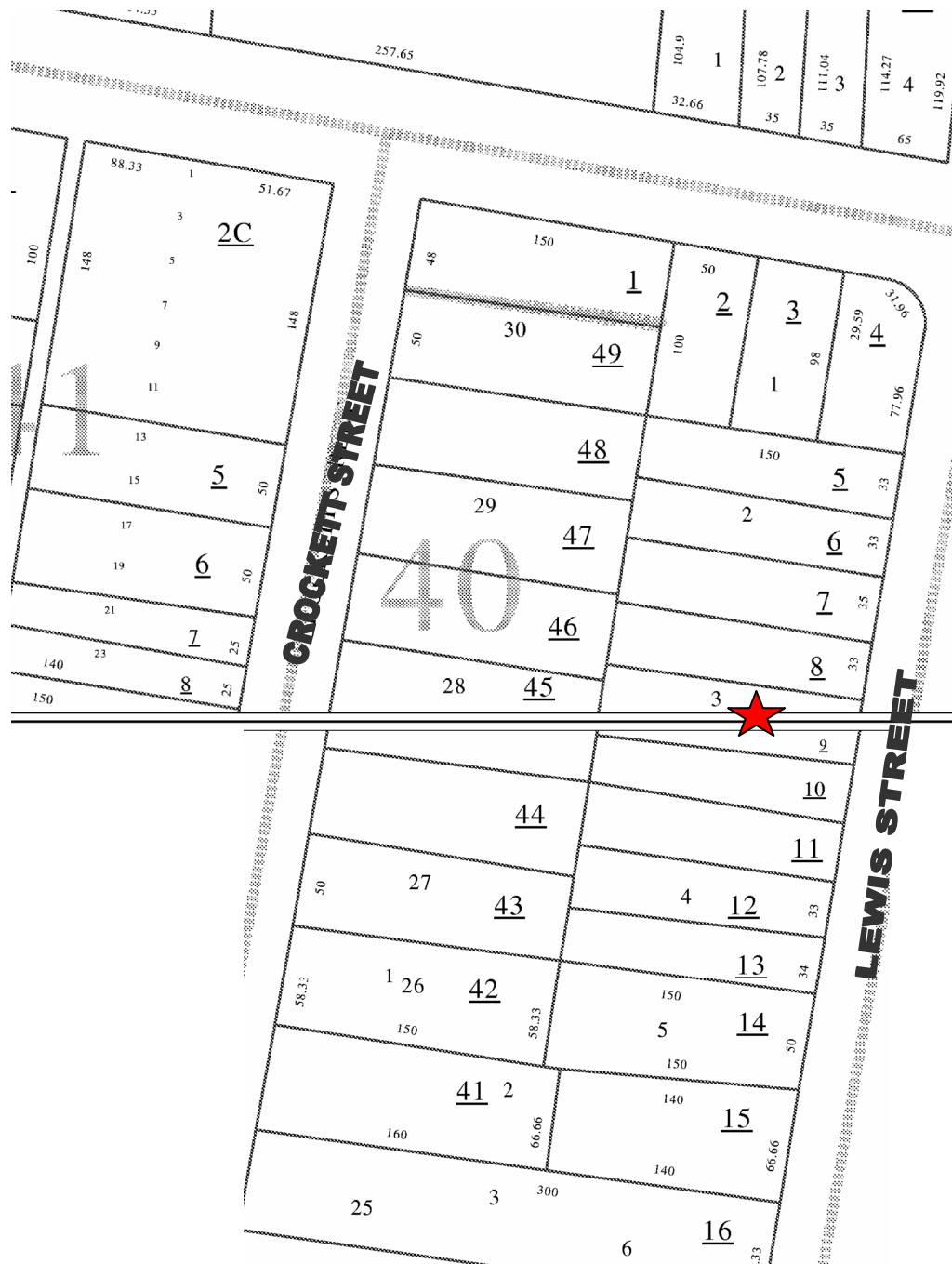
Total \$24,900.00

Ward 13



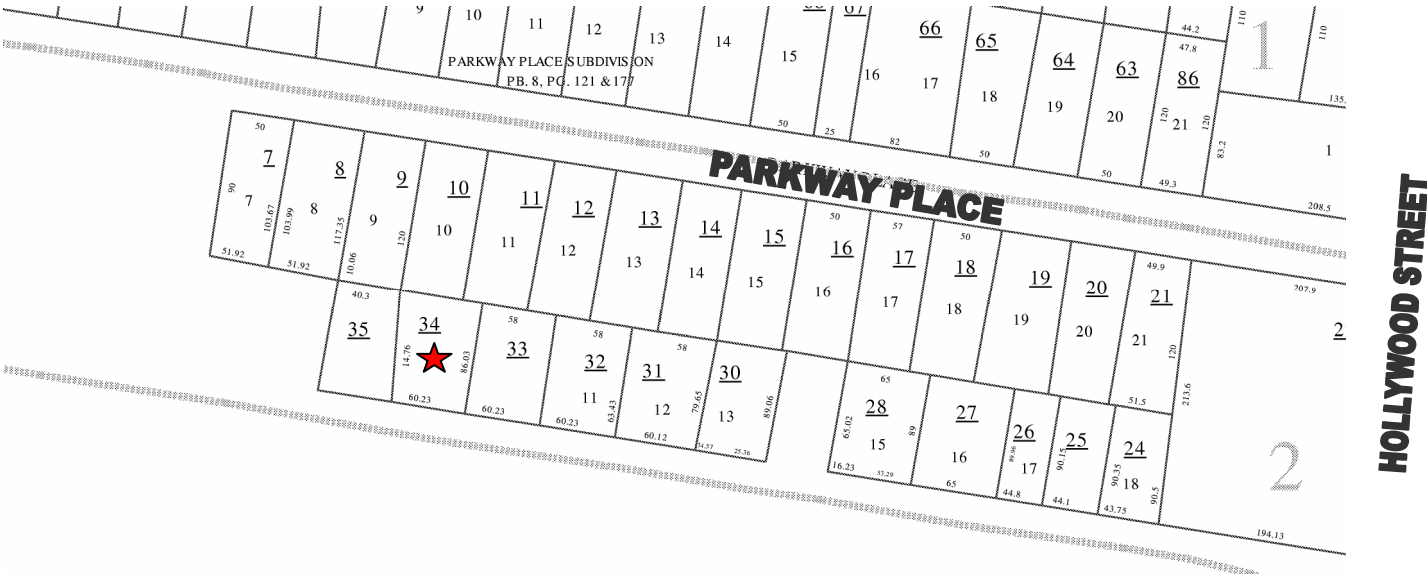
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Ward 21



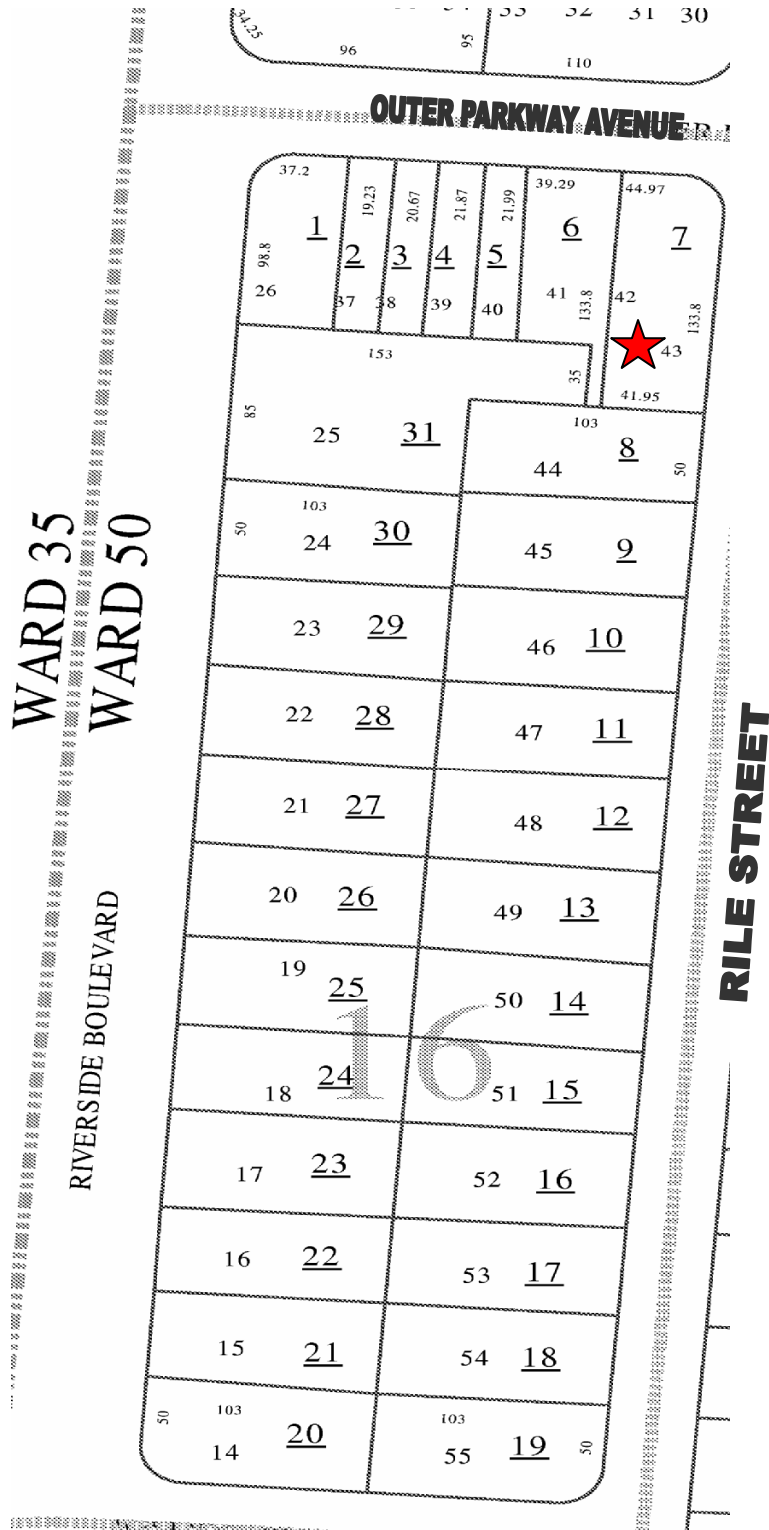
021 0400 0 00009 0

Ward 33



033 0020 0 00034 0

Ward 50



050 0160 0 00007 0

The map displays a grid of streets and numbered lots. The streets shown are Elliston Road, Watson Street, Getwell Road, and Mallory Road. A red star is placed on lot 55, which is located between Watson Street and Getwell Road, and between Elliston Road and Mallory Road. The map includes lot numbers, street names, and a scale bar.

STREETS:

- ELLISTON ROAD
- WATSON STREET
- GETWELL ROAD
- MALLORY ROAD

LOTS:

- 13, 14, 15, 16, 17, 18, 20C, 21, 22, 23, 24, 25, 27, 28, 29, 30
- 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44
- 13, 62, 63, 50.8, 50, 54, 58

SCALE:

0 50 100 150 200 250 300 350 400 450 500 550 600 650 700 750 800 850 900 950 1000

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